**WEST ALMANOR COMMUNITY CLUB**

**BOARD MEETING MINUTES**

**Thursday, October 22, 2020**

**10:00 AM**

**Clubhouse**

**Board Members Present**: President Phil Springfield, Vice President Frank Neth, Treasurer Kathy Hass, Secretary Kris Mehan and Director at Large Larry Gibbs

**Staff Present:** Association Manager Jennifer Treff and On Site Office Manager Sonja Anderson

1. **Call to Order** – a quorum being present the meeting was called to order at 10am.
2. **Approval of Regular and Executive Session Minutes from September 24, 2020** – Minutes were approved as written. In Executive Session quotes for 25 new golf carts was reviewed. The winning vendor was Yamaha. They had the low bid of $100,381. Personnel was also discussed with no action taken. (M/S/P)
3. **Announcements**
4. **Correspondence**
5. **Staff and Committee Reports**
6. **Association Manager:** No new CC&R violations have been written in the last month. We have not received second lot clean-up notices from the fire chief. There are 3 delinquent accounts in collections. Reserve projects for 2020 were reviewed. We are waiting for the fuels reduction bill from Almanor Tree Service.
7. **Golf Course Report** – Josh requested to go to Redding for continuing education classes. (M/S/P) The swim buoys are out of the water for the winter. There is a fungus on the greens and he is working with the rep to come up with a solution. The crew will be aerifying the fairways, tees, and bad spots. Almanor Tree Service is completing the removal of the 18 hazardous trees. Josh and crew will be spreading the wood chip piles around the course. The pine needle piles will be taken to green waste. The crew will also trim up more of the trees in the green belt surrounding the golf course.
8. **Almanor West Grill Report** –no report
9. **ProShop Report** – The proshop will be open through 10/31/20. Last season the proshop closed on the 22nd of October. The starting tee times are being pushed later due to lack of day light and the frost. The honor system is available through November 5th which is the last day to golf. Through October 21st golf course revenue is up $54,380 from last year, rounds golfed are up 2,071 rounds and retail sales are up $1,900 from a year ago. Current inventory is $7,484.
10. **Architectural Committee Report** – The architectural committee was thanked for their hard work. In 2019 there were 3 new homes approved and to date there have been 6 new home requests for 2020 with 4 being approved and 2 pending. In the last month there were 3 tree removal requests of which 1 is pending and there was 1 new addition approved.
11. **LAWCC Auxiliary** – Due to COVID there have not been any sponsored Auxiliary events. The Auxiliary volunteered to help with the Firewise clean-up and also paid for the Firewise clean-up lunches that were offered to all of the volunteers. They will sponsor the Community Supper next April 22, 2021. It will be a drive through supper for all who wish to take part. They reimbursed WACC for the ball washer expense and donated $250 each to the Feather River Land Trust and to the Sierra Institute. There is a new Auxiliary mail box at the WACC office for Auxiliary members to leave correspondence. Work is starting on the new LAWCC Auxiliary Directory for 2021. Be sure and get your form back to the WACC office by January 15, 2021 to have your new or updated information put in the 2021 directory.
12. **Treasurer Report** - Year to Date 9/30/2020

Replacement Reserve Balance - $1,129,742.33

Combined Operations:

Total Revenue = $916,012.85 Operating Costs = ($598,142.76) Operating Income = $317,870.09

Administrative/Common Area

Total Revenue = $557,993.23 Operating Costs = ($187,601.73) Operating Income = $370,391.50

Grill

Total Revenue = $39,736.40 Operating Costs = ($62,929.24) Operating Loss = ($23,192.84)

Golf Course/ProShop

Total Revenue= $318,283.22 Operating Costs = ($347,611.79) Operating Loss = ($29,328.57)

Combined revenue for all cost centers is 103% of projected budget while expenses

are 67% of projected budget. While revenues will not increase significantly for the

remaining fiscal period, G&A, payroll, and facility expenses will continue to be

incurred. (M/S/P)

1. **Firewise 2020 Update** – Many neighbors helped with the Firewise cleanup on Oct. 2nd and 9th. There will be another cleanup in the spring on May 21st & 22nd, 2021. Our community has met the requirements to maintain our Firewise status through next year. The Mullikins and the rest of the cleanup committee did a fantastic job. Be sure and thank them for their hard work.
2. **Old Business**

A. **Boat Ramp Gate** – 811 is being asked to show where the closest electrical is to be able to

determine cost of electrical installation.

B. **Pickleball Courts** – Bids for repairs have been solicited and will be reviewed in executive

session.

1. **New Business**
2. **West Shore Community Wildfire Protection Project** – The letter presented by the management company was approved to be sent to the Forest Service in approval of the area cleanup. Letters from members will also help with the cleanup cause.
3. **Approval of WACC 2021 Reserve Study**: The Board went through the reserve study and came up with a plan to move forward. Necessary equipment replacement, oil coating of asphalt, repair on sports courts are at a zero life or in need of repair and will be replaced or repaired in 2021. The reserve, will a couple of changes, will be approved at the October 30th meeting.
4. **Approval of WACC 2021 Budget**: The budget was discussed at length. The final budget will be approved at the October 30th meeting.
5. **Members Forum**
6. **Adjourn** – The meeting was adjourned at 10:50am. Next Board Budget Meeting is October 30th at 10am at the Clubhouse. The next Regular Board Meeting is November 19, 2020 at 10AM – Clubhouse and via zoom.

Respectfully Submitted,

Kris Mehan, Secretary

As Prepared by Sonja Anderson

On Site Office Manager